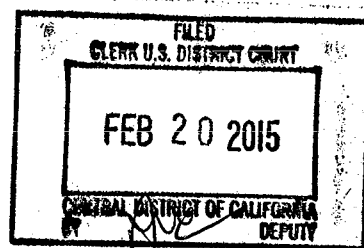


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UNITED STATES DISTRICT COURT  
CENTRAL DISTRICT OF CALIFORNIA

PENNYMAC HOLDINGS LLC,

Plaintiff,

v.

CHRISTINE FRANZ and DOES 1-10,  
Inclusive,

Defendant.

No. CV 15-930 SVW (JPRx)

ORDER SUMMARILY REMANDING  
ACTION TO STATE COURT

The Court will remand this action to state court summarily because Defendant removed it improperly.

On February 9, 2015, Defendant Christine Franz, having been sued in what appears to be a routine unlawful detainer action in California state court (Los Angeles Superior Court Case No. 14R10819), filed a Notice of Removal of that action to this Court.

To prevent the action from remaining in jurisdictional limbo, the Court issues this Order to remand the action to state court.

Simply stated, Plaintiff could not have brought this action in federal court in the first place, in that Defendant does not competently allege facts supplying either diversity or federal-question jurisdiction, and therefore removal is improper. 28 U.S.C. § 1441(a); *see Exxon Mobil Corp v. Allapattah Svcs., Inc.*, 545 U.S. 546, 563, 125 S. Ct. 2611, 162 L. Ed. 2d 502 (2005). Even if complete diversity of citizenship existed, the amount in controversy does not exceed the diversity-jurisdiction threshold of \$75,000. *See* 28

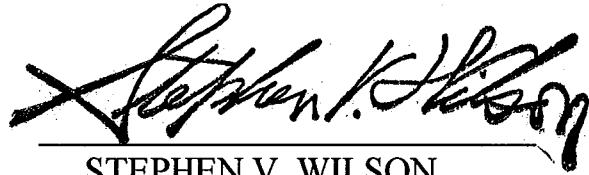
1 U.S.C. §§ 1332, 1441(b). On the contrary, the unlawful-detainer complaint recites that  
2 the amount in controversy does not exceed \$25,000.

3 Nor does Plaintiff's unlawful detainer action raise any federal legal question. *See*  
4 28 U.S.C. §§ 1331, 1441(b).

5 Accordingly, IT IS ORDERED that (1) this matter be REMANDED to the Superior  
6 Court of California, County of Los Angeles, West District Santa Monica, 1725 Main  
7 Street, Santa Monica, California 90401 for lack of subject matter jurisdiction pursuant to  
8 28 U.S.C. § 1447(c); (2) that the Clerk send a certified copy of this Order to the state  
9 court; and (3) that the Clerk serve copies of this Order on the parties.

10 IT IS SO ORDERED.

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12 DATED: 2/20/15

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15 STEPHEN V. WILSON  
16 United States District Judge  
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